133.0	0006	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,900	/	745,900
USE VALUE:	745,900	/	745,900
ASSESSED:	745,900	/	745,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH MARY L
Owner 2:	
Owner 3:	
Street 1:	107 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1112 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6405.000	195,000		550,900	745,900
Total Card	0.147	195,000		550,900	745,900
Total Parcel	0.147	195,000		550,900	745,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 670.77 | /Parcel: 670.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85534

GIS Ref

GIS Ref

Insp Date 12/01/17

!10372!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,000	0	6,405.	550,900	745,900		Year end	12/23/2021
2021	101	FV	188,500	0	6,405.	550,900	739,400		Year End Roll	12/10/2020
2020	101	FV	188,600	0	6,405.	550,900	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	178,300	0	6,405.	581,500	759,800	759,800	Year End Roll	1/3/2019
2018	101	FV	178,300	0	6,405.	428,500	606,800	606,800	Year End Roll	12/20/2017
2017	101	FV	178,300	0	6,405.	410,100	588,400	588,400	Year End Roll	1/3/2017
2016	101	FV	178,300	0	6,405.	379,500	557,800	557,800	Year End	1/4/2016
2015	101	FV	167,200	0	6,405.	318,300	485,500	485,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:35:37

LAST REV

Date	Time
01/17/18	08:51:35
ekelly	

PAT ACCT. 10372

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	705-156		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	85534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
11/4/1999	Meas/Inspect	264	PATRIOT
7/8/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6405		Sq. Ft.	Site		0	90.	0.96	10									550,936						550,900	

Total AC/HA:	0.14704	Total SF/SM:	6405	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	550,936	Spl Credit		Total:	550,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97709113
Adj $ / SQ:	145.098
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264906
Depreciation:	69935
Depreciated Total:	194971

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

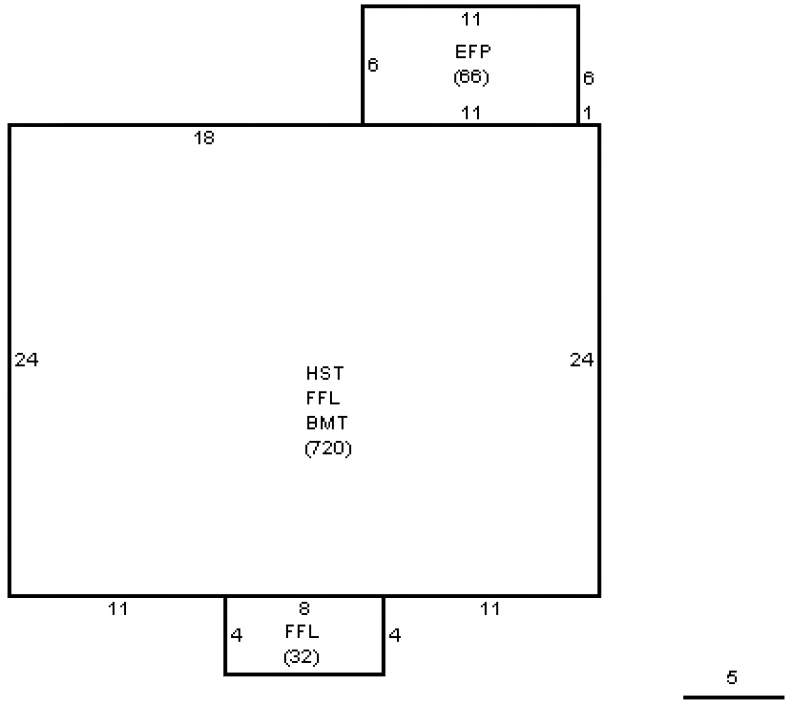
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.10
Special Features:	0	Val/Su Net:	102.74
Final Total:	195000	Val/Su SzAd	175.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	752	145.100	109,114
BMT	Basement	720	43.530	31,341
HST	Half Story	360	145.100	52,235
EFP	Enclos Porch	66	66.910	4,416

Net Sketched Area:	1,898	Total:	197,106

Size Ad	1112	Gross Area	2258	FinArea	1112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc